



**SEATTLE CITY COUNCIL
PLANNING, LAND USE, AND SUSTAINABILITY
COMMITTEE***

**AGENDA
Tuesday, September 16, 2014
2:00 p.m.**

Members: Mike O'Brien, Chair
Tim Burgess, Vice-Chair
Nick Licata, Member
Sally J. Clark, Alternate

Staff: Esther Handy, Legislative Assistant
Josh Fogt, Legislative Assistant
Jasmime Marwaha, Legislative Assistant

E-mail: mike.o'brien@seattle.gov

Location: Council Chamber, City Hall
600 Fourth Avenue
Seattle, WA 98104

Committee Chair Telephone: 206-684-8800
Council Meeting Listen Line: 206-684-8566

Homepage:
<http://www.seattle.gov/council/committees/LandUse/default.htm>

*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Please Note: Times listed are estimated.

A. Call to Order

B. Public Comment (20 minutes)

C. Items of Business

1. **Workforce Housing: Final consultant recommendations regarding Seattle's incentive zoning program.**

BRIEFING AND DISCUSSION (45 minutes)

Presenters: Ketil Freeman, Council Central Staff; Rick Jacobus, Cornerstone Partnership

Supporting Documents:

- a. [Cornerstone final recommendations memo](#)
- b. [Nexus study administrative review draft](#)

Video Archive: <http://www.seattlechannel.org/videos/watchVideos.asp?program=plus>



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- c. [Nexus summary presentation](#)
- d. [Cornerstone policy options report \(July 21, 2014\)](#)
- e. [Central staff background memo](#)

2. [Res. 31547](#) Calling for promoting workforce housing in Seattle by supporting a regional transit oriented development acquisition fund and by exploring the expansion of the development of accessory dwelling units and detached accessory dwelling units.

DISCUSSION AND POSSIBLE VOTE (10 minutes)

Presenters: Traci Ratzliff and Eric McConaghy, Council Central Staff; Mike Podowski, Department of Planning and Development

3. [C.B. 118201](#)
[\(PDF Version\)](#) Relating to land use and zoning; establishing a definition for small efficiency dwelling unit; clarifying standards for configuration of dwelling units; amending development standards for congregate residences; amending design review thresholds; clarifying the application of green factor landscaping requirements to congregate residences; amending income eligible household definitions for incentive programs related to small efficiency dwelling units and congregate residences; and modifying vehicle, bicycle and Restricted Parking Zone regulations for small efficiency dwelling units and congregate residences; amending Sections 11.16.315, 23.41.004, 23.45.504, 23.45.508, 23.45.524, 23.47A.004, 23.47A.016, 23.54.015, 23.54.040, 23.58A.004, and 23.84A.008 of the Seattle Municipal Code; and adopting new Sections 23.42.048 and 23.42.049.

BRIEFING, DISCUSSION, AND POSSIBLE VOTE (30 minutes)

Presenters: Geoff Wentlandt and Mike Podowski, DPD; Sara Belz, Council Central Staff

Supporting Documents:

- a. [Amendment 1: minimum unit size - 180 sq ft \(Licata\)](#)
- b. [Amendment 2: minimum unit size - 220 sq ft \(Rasmussen\)](#)
- c. [Amendment 3: amount of bicycle parking \(Licata\)](#)
- d. [Amendment 4: covered bicycle parking \(Rasmussen\)](#)
- e. [Amendment 5: congregate housing common space \(Licata\)](#)
- f. [Amendment 6: number of sinks \(Licata, Burgess\)](#)
- g. [Amendment 7: study parking requirements\(Rasmussen\)](#)

D. Adjournment